

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
AND LICENSE FOR EARLY ENTRY
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter indentified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. Lewis S. Gordon has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels RR-100, RD-33, and RR-101 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

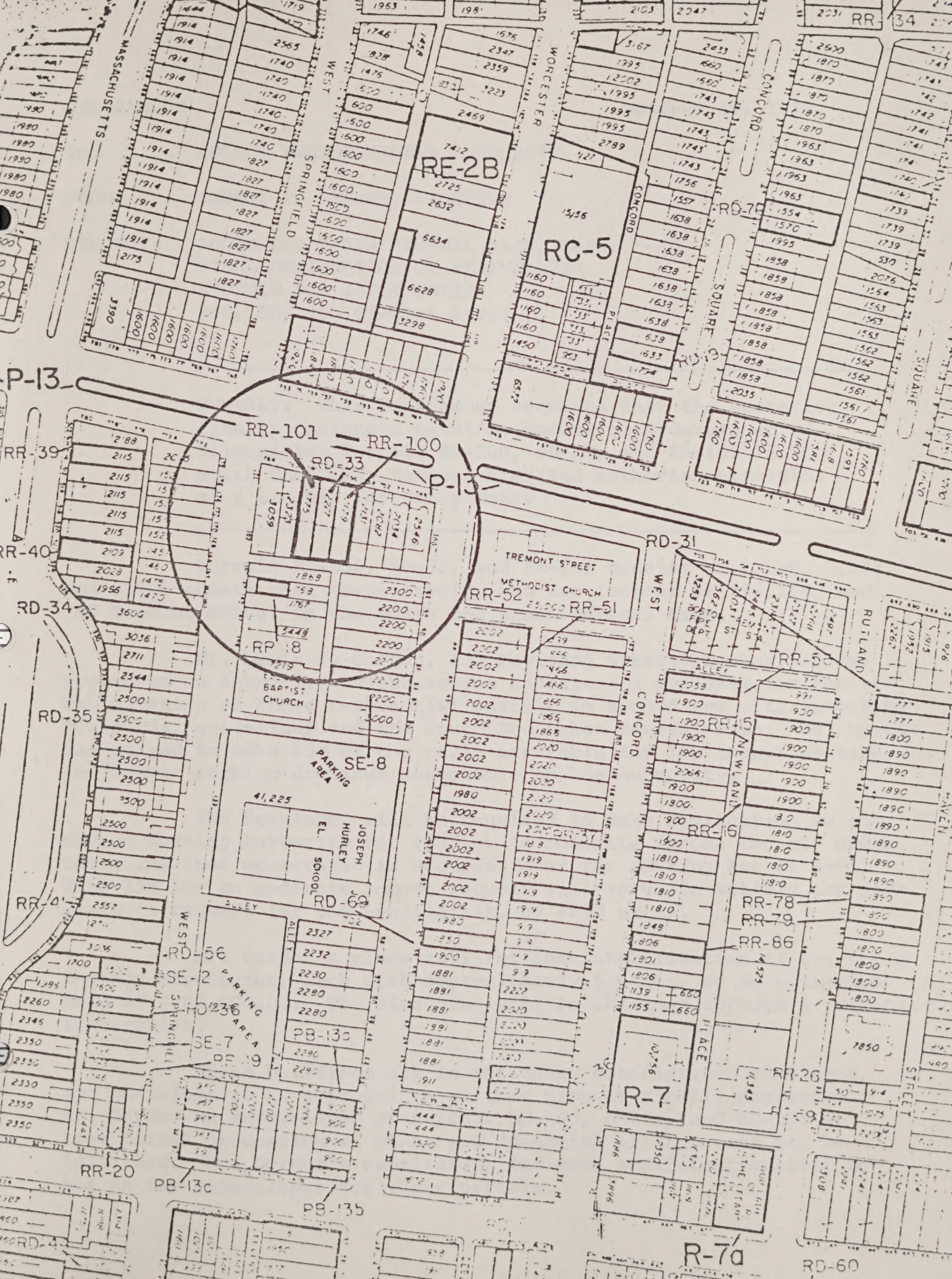
1. That Mr. Lewis S. Gordon be and hereby is finally designated as Redeveloper of Disposition Parcels RR-100, RD-33, and RR-101 in the South End Urban Renewal Area, subject to approval of working drawings and specifications to be submitted to the Authority's Urban Design Department.
2. That it is hereby determined that Mr. Lewis S. Gordon possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Disposition Parcels RR-100, RD-33, RR-101 to Mr. Lewis S. Gordon, said documents to be in the Authority's usual form.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

7. That the Executive Director is hereby authorized to execute a License for Early Entry with Mr. Lewis Gordon with regard to Disposition Parcels RR-100, RD-33, and RR-101, said License to be in an appropriate form and to provide for the necessary indemnification and insurance.



MEMORANDUM

October 16, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, Mass. R-56
FINAL DESIGNATION OF REDEVELOPER
LICENSE FOR EARLY ENTRY
756,758, 760 Tremont Street

SUMMARY: This memorandum requests that the Authority finally designate Lewsi S. Gordon as Redeveloper of Disposition Parcels RR-100, RD-33, and RR-101 in the South End Urban Renewal Area and authorize execution of a License for Early Entry

Parcels RR-100, RD-33, and RR-101 consist of 2,179, 2,227, and 2,775 square feet respectively, and are located at 756,758, and 760 Tremont Street in the South End Urban Renewal Area.

Mr. Lewis S. Gordon, 132 Boylston Street, Boston, in response to an Authority advertisement submitted a proposal for the rehabilitation of these residential parcels in accordance with Authority Standards, guidelines and the South End Urban Renewal Plan. Mr. Gordon has agreed to make 25% of the units available for low-income housing, and submit working drawings acceptable to the Authority.

The Developer will be required to make application to the Boston Housing Authority for 25% low to moderate income tenancy under the guidelines enumerated in Section #8 of the Housing Act of 1974. This 25% low to moderate income request will serve to satisfy the community's request for the availability of said units.

Mr. Gordon's plans call for the rehabilitation of the three 5-story structures, each with approximately 5 units, at an estimated cost of \$204,000.00. The financing will be obtained through a private institution.

These buildings are in seriously deteriorated condition, and therefore it is appropriate at this time to finally designate Mr. Gordon as Redeveloper of Parcels RR-100, RD-33, and RR-101 so that formal processing of plans and financial arrangements may be initiated. Mr. Gordon's submissions indicate sufficient ability to act as the Redeveloper for these parcels.

Due to the fact that the buildings are in hazardous and unstable condition, and work should be commenced before harsh weather arrives, a License for Early Entry is requested to be executed. The License for Early Entry would be in an appropriate form and to provide for the necessary indemnification and insurance, so that the Authority would be properly protected.

I, therefore recommend that Mr. Lewis Gordon be finally designated as Redeveloper for Parcels RR-100, RD-33, and RR-101, subject to approval by the Authority's Urban Design Department of Final working drawings and specifications, and that authorization to execute a License for Early Entry be granted to the Executive Director.

An appropriate Resolution is attached.